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 Recorded: 05/22/2018 at 03:16:53 PM  
 Fee Amt: \$266.00 Page 1 of 3  
 Revenue Tax: \$240.00  
 Workflow# 0000468988-0001  
 Buncombe County, NC  
 Drew Reisinger Register of Deeds  
 BK **5666** PG **533-535**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$240.00

Parcel No.: 9644-60-4987-00000

Prepared by and return to: Adaramola Law Firm PLLC, 1 Oak Plaza, Suite 306, Asheville, NC 28801. Box 26

This instrument was prepared by Ile Adaramola, a licensed NC attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: Lot 27, Phase I, Hunter's Trace.

THIS DEED made this 21<sup>st</sup> day of May, 2018, by and between

GRANTOR	GRANTEE
<p><b>Cathey M. Trimnal, an unmarried woman</b></p> <p><b>58 Foxberry Drive Arden, NC 28704</b></p>	<p><b>VLM Investments LLC, a North Carolina Limited Liability Company</b></p> <p><b>P.O. Box 112 Asheville, NC 28776</b></p>

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in BUNCOMBE County, North Carolina and more particularly described as follows:

**SEE EXHIBIT A**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2702, Page 724 Buncombe County Registry.

A portion of the property herein conveyed includes the primary residence of the Grantor.

A map showing the above-described property is recorded in Plat Book 53, Page 109, Buncombe County.

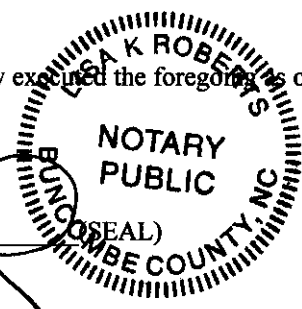
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the Property in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against lawful claims of all persons whomsoever, except for the exceptions hereinafter stated:

Utilities physically located on the Property, ad valorem taxes for the current year and subsequent years, easements and restrictions of record, and any local, county, state, or federal laws, ordinances, or regulations relating to zoning, environment, subdivision, occupancy, use, construction, or development of the subject property, including existing violations of said laws, ordinances, or regulations.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing of the day and year first above written.

Cathey M. Trimmel  
Cathey M. Trimmel



STATE OF NORTH CAROLINA

COUNTY OF BUNCOMBE

I, the undersigned Notary Public of the County and State aforesaid, certify that **Cathey M. Trimmel**, personally appeared before me this day and, having produced adequate proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 21 day of May, 2018.

My Commission Expires: 4 / 1 / 22

Lisa K. Roberts  
Notary Public

**EXHIBIT A**

**BEING** all of Lot 27, Phase One, as shown on a Plat of the Subdivision of Hunter's Trace, as recorded in the Office of the Register of Deeds for Buncombe County, North Carolina, in Plat Book 53, at Page 109, reference to which plat is hereby made for a more particular description of said lot.